

**64 SLOANE STREET
LONDON SW1**

**HISTORIC BUILDINGS ARCHITECT'S REPORT
FOR THE CADOGAN ESTATE**



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January 2011

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1.0 INTRODUCTION

1.1 Purpose of Study

This study and report was originally commissioned in 2007 by Cadogan Estates to assist them to prepare proposals to alter the Grade II listed building at 64 Sloane Street, SW1.

The study was intended to assess the historical and architectural significance of the building in its context, and to guide and advise on the proposals in as much as they affect the historic built fabric. In December 2010/January 2011 the report was revised in terms of PPS 5, EH guidance and the Local Development Framework.

The original study and report and its revision were undertaken by Alasdair Glass of Donald Insall Associates.

1.2 Methodology

Historical research was carried out as a desk-based exercise with the sources of reference and bibliography in Appendix I. Site inspection, by Alasdair Glass, an architect with a sound knowledge of historic buildings, was carried out to both confirm the findings of the historical research and assess the standing building contextually from both historical and architectural points of view. This process clarified what original and/or later significant fabric survived in the areas where access was available.

The findings of the desk-top research are included in Section Two. The descriptions of the site survey and assessment are included in Section Three.

The proposals considered in Section Four are those prepared by Paul Davis and Partners as described in the drawings on the Drawing Register Sheet at Appendix III.

1.3 Current Legislative Background

1.3.1. The Status of the Building and Location

64 Sloane Street is listed and the listing description is:

*TQ 2779 SE
41/25
15.4.69*

*SLOANE STREET SW1
No 64
II*

House, 1897. Designed by Fairfax Wade. Five storeys, basement and dormers. Three windows. Stone sculptured front. Cornice at 4th floor below attic with circular windows. First floor balcony. Wrought iron railings.

It is in the Hans Town Conservation Area of the Royal Borough of Kensington & Chelsea and faces onto the gardens of Cadogan Place, which are on the Register of Parks and Gardens of Special Interest in England.

No 1 Hans Street, formerly 63 Sloane Street, adjacent to No 64 and by the same architect is also listed Grade II.

1.3.2 **Planning (Listed Buildings and Conservation Areas) Act 1990**

The Act is the legislative basis for decision making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

‘in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

Similarly, section 72(I) of the above Act states:

‘with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.’

1.3.3 **Planning Policy Statement 5**

Any proposals for consent relating to heritage assets are subject to the policies of *Planning Policy Statement 5: Planning for the Historic Environment* (2010), (PPS 5). This requires such proposals to be justified and for an explanation of their effect on the heritage asset’s significance to be provided.

PPS 5 stresses that the re-use and adaptation of heritage assets to combat **climate change** as an opportunity. It states in policy **HE 1.1**:

Opportunities to adapt heritage assets include enhancing energy efficiency, improving resilience to the effects of a changing climate, allowing greater use of renewable energy and allowing for the sustainable use of water. Keeping heritage assets in use avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings.

As regards the significance of a heritage asset, PPS 5 has the following policy:

HE7.2 *In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals.*

With regard to the setting of heritage assets, the document has the following policy:

(HE10.1):

When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. ...

With regard to loss of or harm to significance in heritage assets, the document has the following policy:

HE9.1 *There should be a presumption in favour of the conservation of designated heritage assets[,] and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. ...*

With regard to ‘less than substantial harm’ to a heritage asset, PPS 5 states:

HE9.4 *Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:*

- (i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and*
- (ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.*

1.3.4 **Historic Environment Planning Practice Guide**

English Heritage’s *Historic Environment Planning Practice Guide* (2010) elaborates on the policies set out in PPS 5.

In paragraph 79 the guide addresses potential **benefits** of proposals for alterations to heritage assets. It states the following:

There are a number of potential heritage benefits that could weigh in favour of a proposed scheme:

- It sustains or enhances the significance of a heritage asset and the contribution of its setting.*
- It reduces or removes risks to a heritage asset.*
- It secures the optimum viable use of a heritage asset in support of its long term conservation.*
- It makes a positive contribution to economic vitality and sustainable communities.*
- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.*
- It better reveals the significance of a heritage asset and therefore enhances*

our enjoyment of it and the sense of place.

The Guidance also offers specific advice with regard to a heritage asset's **use**. It states:

Alterations to realise the optimum viable use of an asset.

88. *Proposals for the development of a heritage asset will ideally be for its optimum viable use. ...*

89. *It is important that any use is viable, not just for the owner but also for the future conservation of the asset. Viable uses will fund future maintenance. It is obviously desirable to avoid successive harmful changes carried out in the interests of successive speculative and failed uses. If there are a range of alternative ways in which an asset could viably be used, the optimum use is the one that causes the least harm to the significance of the asset, not just through necessary initial changes but also as a result of subsequent wear and tear and likely future changes. The optimum viable use is not necessarily the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long term conservation of the asset.*

90. *Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, provided that the harm is minimised.*

1.3.5 **The London Plan Policies**

The London Plan contains policies that would affect the historic environment and development of locations such as this. Specifically in terms of the historic built environment, the Plan includes the following relevant policies:

Policy 4B.12 Heritage conservation

Boroughs should:

- *ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character, and form part of the wider design and urban improvement agenda, including their relationship to adjoining areas, and that policies recognise the multi-cultural nature of heritage issues*
- *identify areas, spaces, historic parks and gardens, and buildings of special quality or character and adopt policies for their protection and the identification of opportunities for their enhancement, taking into account the strategic London context*
- *encourage and facilitate inclusive solutions to providing access for all, to and within the historic environment and the tidal foreshore.*

1.3.6 **Local Development Framework Policies**

The Royal Borough of Kensington & Chelsea Local Development Framework Core Strategy (2010), contains policies affecting Conservation Areas and Listed Buildings which are relevant to these proposals:

Policy CL 3: Heritage Assets – Conservation Areas and Historic Spaces

The Council will require development to preserve and to take opportunities to enhance the character or appearance of conservation areas, historic places, spaces and townscapes, and their settings.

Policy CL 4: Heritage Assets – Listed Buildings, Scheduled Ancient Monuments and Archaeology

The Council will require development to preserve or enhance the special architectural or historic interest of listed buildings ... and their settings

To deliver this the Council will:

- a. resist the demolition of listed buildings in whole or in part, or the removal or modification of features of architectural importance (both internal and external);*
- b. require the preservation of the special architectural and historic interest of listed buildings In particular the integrity, plan form and structure of the building including the ground and first floor principal rooms, original staircases and such other areas of the building as may be identified as being of special interest should be preserved;*
- c. require the preservation of the original architectural features, and later features of interest, both internal and external.*
- d. require internal or external architectural features of listed buildings ..., commensurate with the scale of the development, to be:*
 - i. reinstated where the missing features are considered important to their special interest;*
 - ii. removed where the additions to or modifications are considered inappropriate or detract from their special character;*
- e. resist the change of use of a listed building which would materially harm its character;*
- f. strongly encourage any works to a listed building to be carried out in a correct, scholarly manner by appropriate specialists;*
- g. require development to protect the setting of listed buildings,*

1.3.7 Conservation Area Design Guidelines

The Royal Borough of Kensington & Chelsea's *Hans Town Conservation Area Proposals Statement* (2001) contains various policies which underpin those referred to above and makes specific reference to these buildings:

Alongside the terracotta exuberance of No 66, No 64 and 63 (1 Hans Street) are a distinctive pair which relate well to each other. No 64's unusual stone façade... is a

loose interpretation of Classical and Queen Anne revival influences.

The building falls into Category 1 (the most restrictive) for appraising roof alteration applications, where “*even minor alterations... would be resisted*”.

The area in the centre of the block, prominent from Hans Street, is identified as a “*gap between buildings*” which contributes to the character of the Conservation Area.

1.4 Significant Findings

The significant findings of this report are:

64 Sloane Street is a Grade II listed building in a Conservation Area.

It is a radical re-modelling of an 18th century house by the interesting architect Fairfax Wade, for his brother George Edward Wade, a well known sculptor.

The principal storeys are remarkably intact in plan and detail and the upper floors reasonably so. The domestic hierarchy of the ascending storeys is intact.

Both the front and back elevations are highly visible and important elements in the streetscape. No external alterations are likely to be acceptable. The northern party wall is visible where it rises above its listed neighbour.

1.5 Significant Issues

Whether the proposed internal alterations to the listed building can be justified in order to secure the full beneficial and sustainable use of the building and of providing additional benefits.

Whether the limited adverse impact on the character of the Conservation Area and Cadogan Place gardens of the proposed alterations at top roof level can be justified as essential to the much greater benefit of securing a viable use for the listed building.

1.6 Summary Conclusions

The proposals would provide the building with its optimum use for the minimum loss of special interest, which would be wholly internal.

The adverse impact on the Conservation Area would be minimal relative to the benefit to the building.

As a consequence, the benefits of the proposals outweigh any harm in terms of PPS 5.

2.0 HISTORICAL BACKGROUND

2.1 Knightsbridge, Hans Town and Sloane Street

During the reign of Charles II and for some time after, Knightsbridge was a favourite resort of Roman Catholics, who probably found the little hamlet retired yet still within a stone's throw of London a convenient spot live, with more security than would have been possible in the city itself. The presence of Catholics often indicates the existence of Jacobite activity and more than one examination into Jacobite plots at Knightsbridge was held about this time, one in 1696 being particularly mentioned in a document preserved among the Duke of Buccleuch's manuscripts.

In 1717 the Cadogan Estate was acquired by the Cadogan family through the marriage of Lord Cadogan of Oakley to Elizabeth, daughter of Sir Hans Sloane, who owned the Royal Manor of Chelsea. In 1771 Lord Cadogan granted a lease of 89 acres of land to Henry Holland who developed the land and named it Hans Town (*article in The Times of Chelsea, Knightsbridge and Belgravia April 1975 p13*). The properties rated in Hans Town in 1795¹ were a mixture of larger houses and stables for a gentleman and his family with workshops and modest houses for local tradesman.

By 1887 Lord Cadogan had begun to modernise the area with the help of the developer William Willett. The scheme included building new roads, widening existing roads and building substantial houses including a number on the west side of Lower Sloane Street.

Sloane Street, which runs from Knightsbridge to Sloane Square, was planned by Henry Holland in 1780. Many distinguished residents have lived in the street, which after Lord Cadogan's modernisation scheme of the late 19th century attracted those from the upper echelons of society. Amongst these was Sir Beerbohm Tree at number 76, Sir Charles Wentworth Dilke at 75 and Edgar Allen Poe who attended a school on the east side in 1816².

2.2 Fairfax Blomfield Wade, Architect 1851-1919

Fairfax B Wade was a pupil of A W Blomfield from 1872-1875 and began his own practice in 1876. He had a large practice and amongst his numerous works are 144 and 145 Piccadilly; the interior of Londonderry House, Park Lane; restoration of Rockwell's Manor Berks; the Church of St Mary Without the Walls, Chester; Flixton Hall, Suffolk; extensive works at Castle Ashby, Northamptonshire and 54 Mount Street, Mayfair for Lord Windsor in 1894.

According to Goodhart Rendel, Wade '*was a fine gentleman of private means and employed gentlemen to do his architecture*'. Among those were Leonard Williams who designed the Royal College of Needlework, South Kensington, demolished in 1962. Wade came to the attention of the Germans, how or why is unknown, for he was represented in '*a collection of English house plans in the private property of HM the Kaiser published under the highest auspices to further the building of German*

¹ The History of the County of Middlesex Vol. XII Chelsea
² The London Encyclopaedia

single family owner occupied houses'.³ Blomfield Wade became an Associate of the RIBA in 1881 and a Fellow in 1888.

In 1978 Gavin Stamp was responsible for mounting an exhibition at the Heinz Gallery of the buildings of London from the period of 1890-1914. He drew his material from the archives of the RIBA Drawings Collection and in conjunction with the exhibition a special edition for Architectural Designs was printed. Both 63 and 64 Sloane Street were featured in the article with drawings by Curtis Green from 1899.

2.3 64 Sloane Street

64 Sloane Street was an existing house refaced by Fairfax Wade in 1897 and Listed Grade II in 1969. The house was described in *The Builder* 1898⁴ thus '*as far as street architecture is concerned it is, however a modern house. Refaced in Portland and Blue Pennant Stone it retains its old window openings as far as the third floor; the higher floors had new windows.*' Wade was quoted in *The Builder* that "*the object of his design was to avoid commonplace or monotonous treatment without declining into 'fussiness'*".

In 1895 Fairfax Wade drew up plans for a house for his brother George Edward Wade (1853-1933), a well-known sculptor, at No 63 on the corner of Sloane Street and Hans Street, now 1 Hans Street. Sometime during 1895 the occupant of No 64, a Mr Wyndham, died – see the plan where his name has been crossed out. As the Minute Books of the Cadogan Estate reveal, shortly afterwards a 60 year lease was granted to Mr G E Wade.

Among the improvements to be carried out was a five foot bay at the rear of the house. The Lease included, as was the usual manner '*that the house must only be used as a dwelling and no business or trade may be allowed whatsoever*'. It also states that '*the lessee is able to use and enjoy the garden in Cadogan Place North in front of the said premises now used and enjoyed as a pleasure garden in common with the occupiers of the other houses in the neighbourhood*'.

Further entries in the Minute Books reveal that George Wade spent £4,500 on improvements and structural repairs, which the builder a Mr Oswald Craske stated was £1,500 over the budget. As Wade had invested so much in the property a longer lease was requested and a 65 year lease granted.

No further information was found for after this date until 1948. The Cadogan Estate Archives reveal several entries from this date until 1997. It appears that by 1948 the house was no longer used as a private residence but as a dental surgery with a dental workshop in the basement and a reception on the ground floor. The second floor is a flat consisting of a large double bedroom at the back, a small sitting room at the front and a bathroom with a kitchenette in the passage. The three upper floors '*were converted rather badly into so called self contained flats, but they are by no means satisfactory as such and the staircase approach to them is deplorably bad*' according to correspondence to the Cadogan Estate.

³ Architectural Designs 5-6 1978 p 356

⁴ The Builder 29 January 1898 p104

In 1981 Thornfield Securities, the Head Lessee, produced drawings showing a proposal to install a lift in the light well of the premises, which the Estate agreed to. The lift was to be enclosed with a brick wall throughout its height. *'It seems that the lift will make the staircase from the ground floor to the basement redundant and it was agreed that if this is so the space occupied by the staircase may be utilised for the caretaker's bathroom, leaving proper access between the front and rear parts of the basement and caretakers access to the upper part via the lift'*.

The lessees of the building wrote in 1981 that whilst restoring the property *'they have come across some excellent panelling, particularly in the rear room on the ground floor and the lower staircase'*. Whilst writing they requested from the Cadogan Estate further information they may have on the architect or plans which would help in the restoration. The Estate replied that after a thorough search of their records they have been unable to find anything. They also mentioned that most of the Estate's early records were lost in a fire affecting the Cadogan family's London home many years ago.

In 1981 Thornfield Securities received planning permission for change of use as follows: the front basement to residential and the rear basement, ground and first floors to offices (shown on drawings Nos 203.100).

In 1991 a party wall award was made between 1 Hans Street (The Cadogan Estate) and 64 Sloane Street (Multi Proptim Ltd, lessees) which deemed that the Cadogan Estates could if they chose carry out the following works.

1. Cut into the party wall to provide bearing for new beams.
2. Underpin the party wall for its full length.
3. Dismantle the existing staircase and re-construct to revised design, renewing escape stair at roof level and new lift shaft all abutting the party wall.
4. To cut away projections at various levels, and erect a tanked vertical blockwork wall adjacent to the existing party wall at basement level.
5. To restrain the front and rear elevations to the party wall as necessary.
6. To inject a new chemical damp proof course.
7. To dismantle and reconstruct existing roof with new lead flashings abutting the party wall.
8. To erect metal railings above the rear garden party fence wall.
9. To provide foundations for the proposed new blockwork walls, lowered slab and lift shaft within ten feet of the adjoining premises and at a lower level than the existing foundations.

Correspondence found dated 1998 refers to building work being undertaken. The architect writes as follows *"The brickwork at the top of the walls to the lightwell is in very poor condition, with areas of pointing missing and some areas of the parapet wall being live. Because of the condition of the wall on the west face of the lightwell, it will not be possible to make bolt fixings to it as originally intended."* Further correspondence informed that the cutting in of a concrete padstone within the rear wall of the central lightwell was made to provide a secure bearing for the new fire escape walkway bridge. In 1997 the door frames were upgraded.

2.4 List of Illustrations

1. Rocque's map 1746.
2. Horwood's map 1792-97.
3. Stamford's map 1862.
4. Bacon's map 1888.
5. Wade's plan showing the layout of 64 and 65 Sloane Street, 1895.
6. 64 Sloane Street 1895 lease plan.
7. 64 Sloane Street photographed in 1956.



Plate 1 Rocque's map 1746.

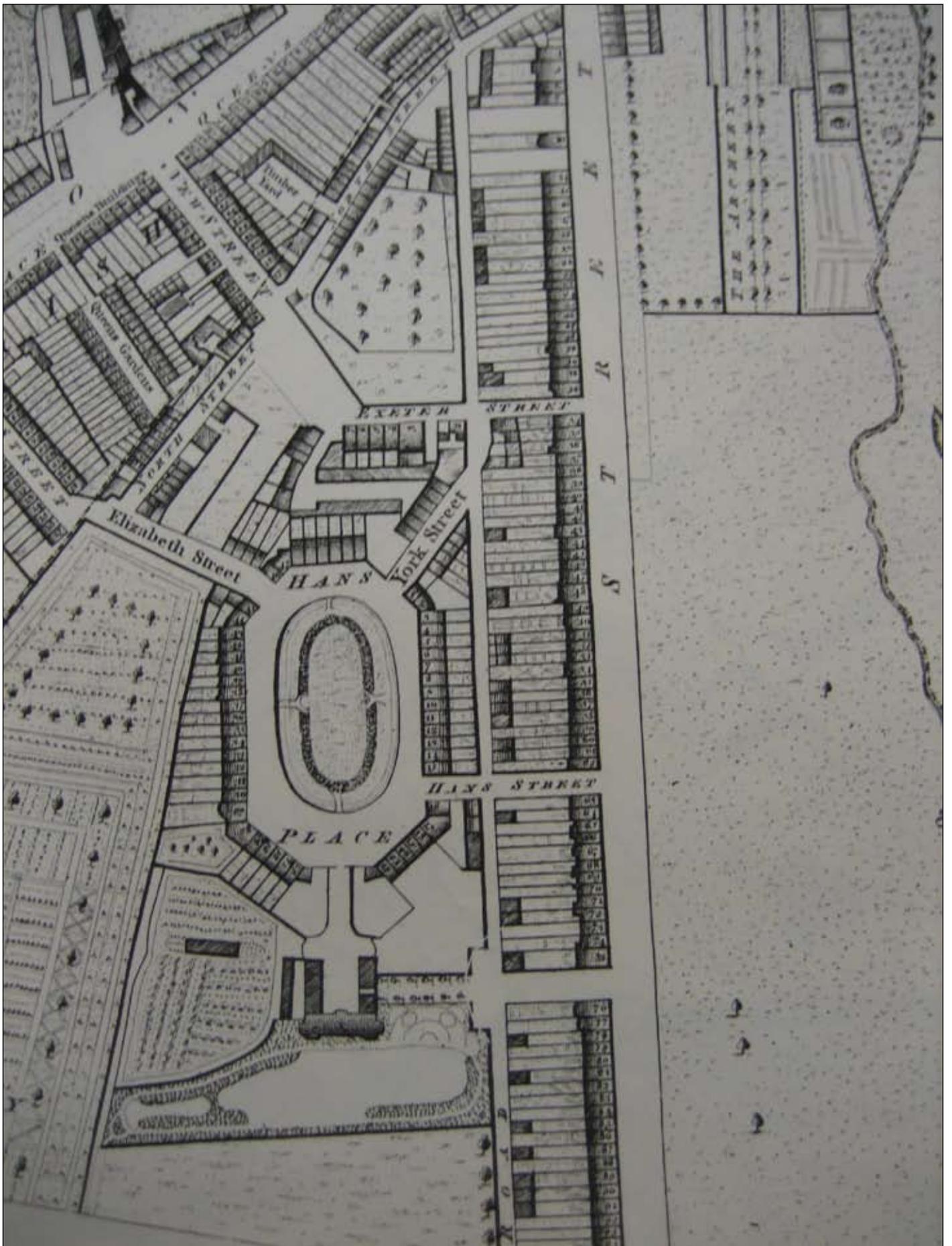


Plate 2 Horwood's map 1792-97



Plate 3 Stamford's map, 1862.

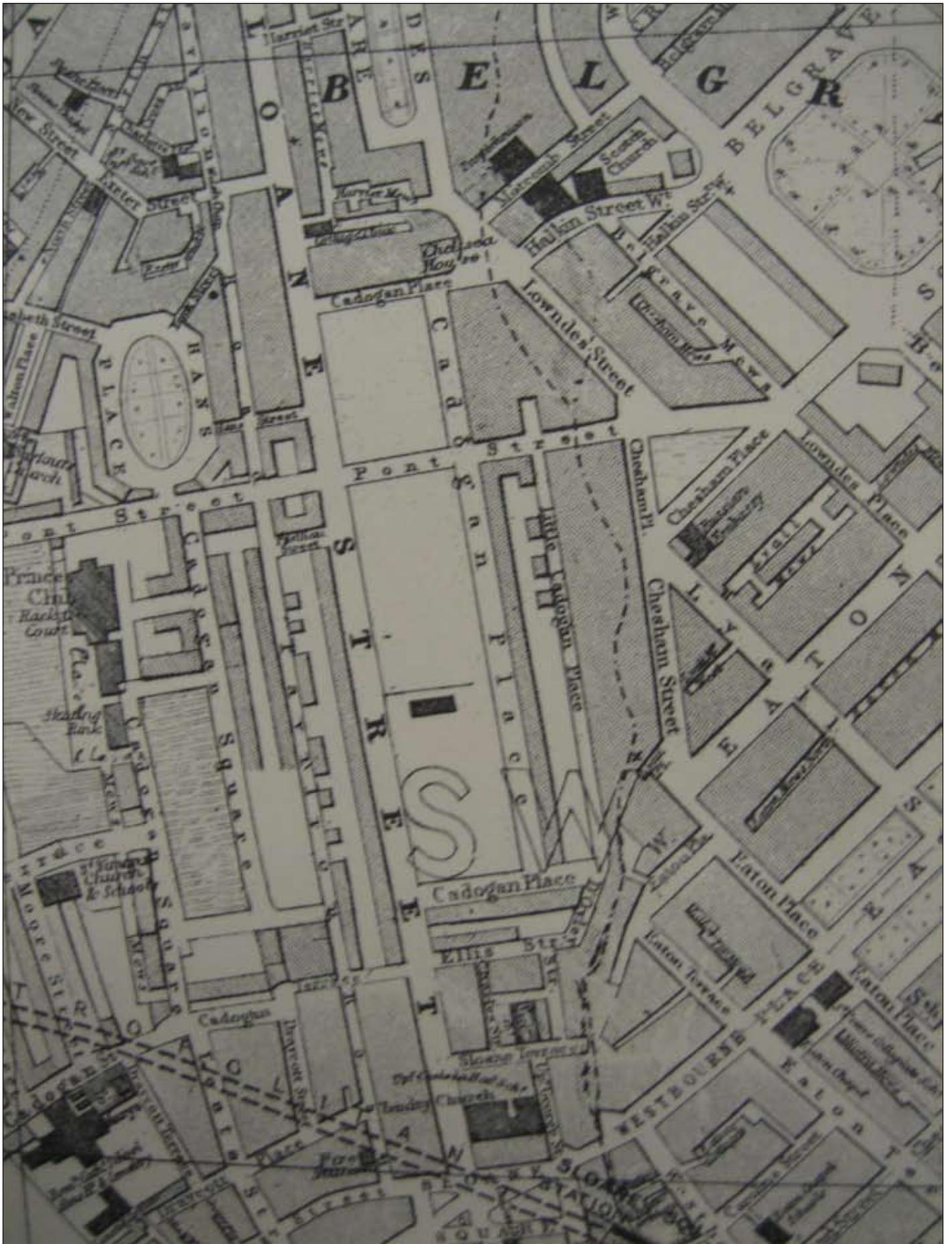


Plate 4 Bacon's map, 1888.

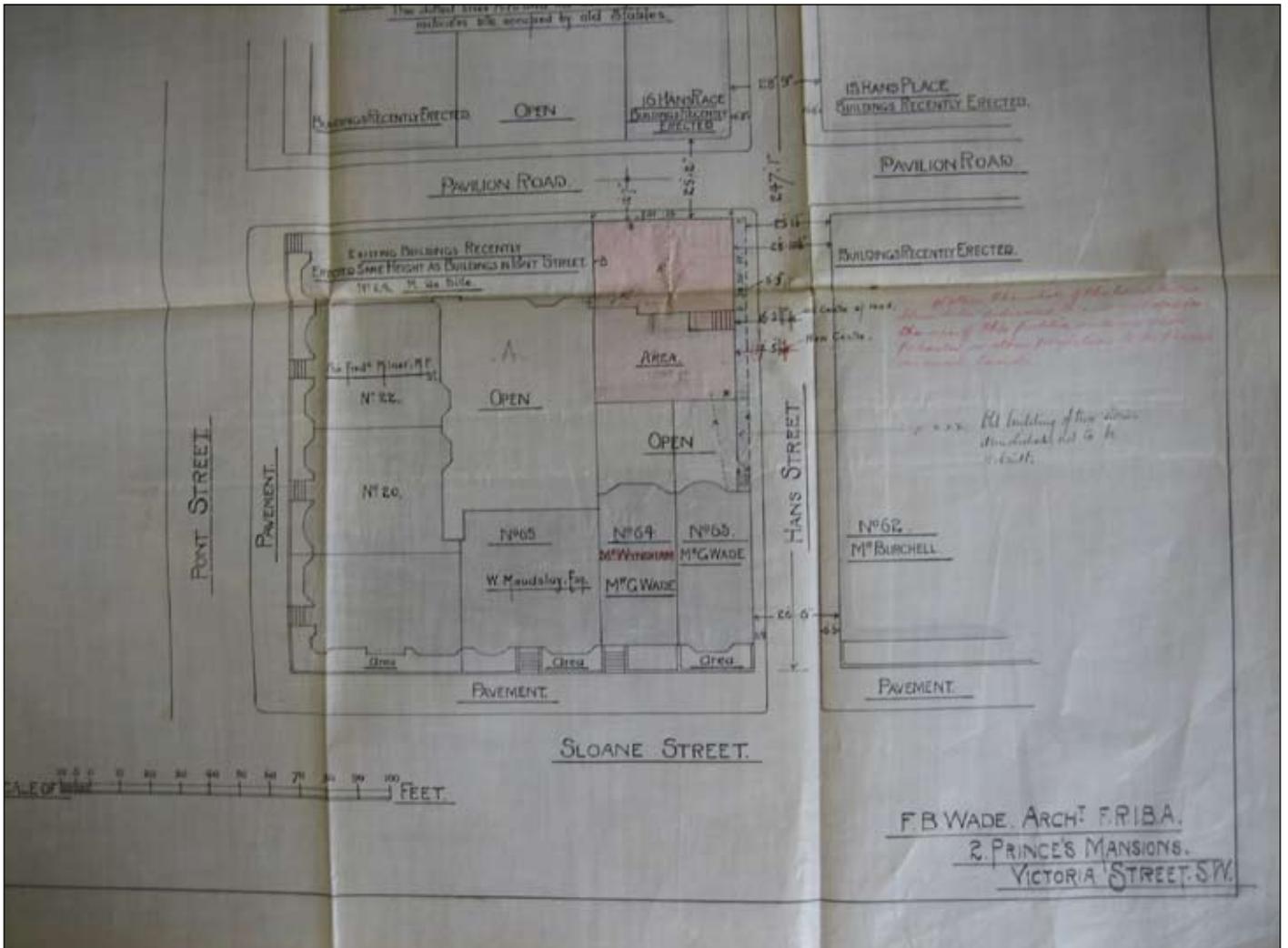


Plate 5 Wade's plan showing the layout of 64 and 65 Sloane Street, 1895.



Plate 7 64 Sloane Street photographed in 1956.

3.0 BUILDINGS AND SETTING DESCRIPTION AND ANALYSIS

3.1 The Setting

The building is within the block on the west side of Sloane Street between Hans Street to the north and Pont Street to the south, facing over the gardens of Cadogan Place. It is flanked on the north side by the smaller, listed 1 Hans Street, also by Fairfax Wade, with the modern Danish Embassy building beyond across the narrow Hans Street. No 65, to the south, forms part of the same development as 18-24 Pont Street. The rear elevation faces onto the unprepossessing area between the backs of the buildings on Pavilion Road and is clearly visible from Hans Street. The northern party wall is visible above 1 Hans Street.

3.2 The Building Externally

3.2.1 Front Elevation

Five storeys with basement and mansard attic, three windows wide, Portland stone ashlar in a free baroque style, with hints of Arts & Crafts. The ground floor windows have square heads under segmental-arched architraves matching the front doorway. The first, second and third floors are linked by a giant order of pilasters on pedestals, with segmental arches in the frieze. The walling and window heads have slate banding and the keystones are trefoiled on plan. There is a continuous bowed balcony at ground floor level. Dated 1897 in four floral cartouches midway up the pilasters.

The fourth floor is a plain ashlar attic storey above the main cornice with circular windows whose keystones break the parapet cornice. The Westmorland slate covered mansard roof has two dormers. The pitch breaks above the dormers and the flat lead roof is not visible.

Portland stone front steps and landing and attractive ornamental iron railings to basement area. The basement windows are unsightly aluminium replacements and the area door is also an inappropriate replacement.

3.2.2 Rear Elevation

Yellow stock brick, the basement, ground, first and second floors extended out to form three sides of an octagon. Red brick surrounds to semi-circular headed ground floor windows and band course at impost level. The first and second floor windows are set in red brick panels linking to the red brick parapet, with Portland stone window cills, interrupted band course and coping. The third and fourth floors have canted angles, continuing the line of the octagon, and three windows under rough arches. The fifth floor roof matches the front.

Original plain iron railings to basement areas. The basement windows of the main block have rough arches. The terrace at ground floor level is formed by the asphalt roof of the rear basement room, which is dominated by a replaced lantern light. There is an inserted rooflight in the northwest part and rooflights linked to the area windows. The terrace is bounded by low London stock brick walls, with Portland stone copings on the north and west sides and brick on edge on the south. The south

area wall is thickened to accommodate a flue from the rear basement room.

3.2.3 Flank Walls and Light Wells

The brick northern party wall is visible above 1 Hans Street. The northern light well or air shaft rises from basement level and is painted brickwork, re-built at fifth floor level. The main light well starts at third floor level, with grey gault brick walls. The southern party wall is rendered at third floor level, perhaps corresponding to the height of the original house, and yellow stock brick above as part of No 65. The lead roof over the second floor is effectively a gutter round the lantern light to the main staircase.

3.3 The Building Internally

The original plan form is essentially simple, with three main structural compartments in the depth of the footprint between the party walls. The front and back compartments accommodate the habitable rooms, and the back one has been extended out to form octagonal rooms from the basement to the second floor. The central compartment forms a linking service zone containing the main and service staircases and the light wells.

3.3.1 Ground Floor

The entrance hall has panelled walls, with ornament on the party wall, above a panelled wood dado. The segmental plaster ceiling rests on a modest cornice. Black and white flooring laid diagonally. It is well lit by a multiple square-panel light over the front door. Double-width opening to the stair hall.

The front room has a panelled wood dado, a picture rail at window head level and a moulded cornice. The wood surround to a fine cast iron fireplace is set against a pilastered chimney breast. It is entered by panelled double doors from the entrance hall and staircase. The windows have leaded lights in metal casements or fixed within wood mullion and transom frames. Inserted radiator casing, secondary glazing.

The back room is octagonal, with plain walls, a moulded skirting and moulded and coved cornice. It has a purple-red marble fire surround set against the wall face, with a modern coal-effect gas fire, and inserted radiator casings. Panelled double doors with segmental arched over-door. Modern flush doors to the corner cupboard. Multiple square-paned wood mullion and transom windows with wooden casements. The centre window incorporates a glazed door to the rear terrace. Moulded window recesses with inserted radiator casings.

The main staircase walls are wood panelled to door-head level; moulded cornice. The floor is continuous with the entrance hall. There is a curious unresolved lobby from the entrance hall under the head of the stairs and a lay-light over the doorway to the front room. The staircase has a fine hardwood handrail with ball finials and the wall panelling continues up the stairs below handrail level. A panelled door leads to the back stairs, which rise the full height of the house, a timber newel staircase round a small square well, with an exceptionally low handrail. The WC accessed from the

back stairs is an original feature, but has been totally modernised and the window blocked.

3.3.2 **First Floor**

The front room is the full width of the house, with panelled plaster walls above a plain dado. The ceiling is segmental arched with panelled flat sides. Wood fire surround with bull-nose brick jambs to an iron grate set within an architectural framing. Panelled double doors. Multiple square-paned timber French windows to the balcony, with casements over. Inserted radiator casings.

The back room is octagonal, with recessed plaster panelling to the walls and dado and a moulded cornice. There are ornamental plaques over the panelled double doors and the door to the corner cupboard. The chimney breast breaks forward with concave quadrants. Carved wood fire surround with Gothic mantle shelf brackets. Iron grate in slate surround. Leaded light windows with metal casements in wood mullion and transom frames, with secondary glazing. Inserted radiator casings.

The main staircase has a panelled wood dado with a hardwood rail picking up the stair handrail. Panelled double doors with one false leaf give access to the back stairs, which have leaded lights in metal casements in wood frames from this level upwards.

3.3.3 **Second Floor**

The front room seems originally to have been the full width of the house, the access to the washroom area through an archway off the stairs is clearly an insertion. Moulded skirting and cornice survive in the kitchen area. Wood fire surround within panelled sidewalls. Painted brick quadrant reveals to an iron grate. Panelled door with mouldings altered when made fire resisting. Leaded light windows with metal casements in wood mullion and transom frames. The washroom area is completely modernised.

The back room is octagonal, with recessed panelling down to the floor, without a skirting, and a moulded cornice. Minimal break for the chimney breast with a simple wood fire surround and an iron grate within painted brick reveals. The panelled door and cupboard door have sections of cornice over them. Leaded light windows with metal casements in wood mullion and transom frames. Inserted radiator casings.

The main staircase terminates at this level with a flat ceiling framed in four segmental arches, with panelled undersides resting on moulded abaci with no visible means of support. There is an oval square-paned lay light in the ceiling. The landing has a moulded skirting and cornice and a panelled door to the back stairs.

3.3.4 **Third Floor**

The front room appears always to have been a single room, with a large fireplace in the northern chimney breast and no sign of one in the southern one. Simple moulded skirting and cornice. Slender mouldings to doorway, with four-panelled door. Leaded light windows with metal casements in wood mullion and transom windows.

The back room appears to have originally been a single room the full width of the house, approached by a lobby flanked by service rooms, the current bathroom being a modern insertion. Moulded skirtings and cornices on original walls, except the triangular closet is without a cornice. The fireplace has been removed. The lobby is approached through an archway with slender mouldings. Leaded light windows with metal casements in wood mullion and transom frames on the rear wall. Wood casements with leaded lights in the service spaces.

The central passage has simple moulded skirtings and cornice and wood casement windows with leaded lights. The once glazed upper parts of the door to the service stairs has been sheeted in.

3.3.5 **Fourth Floor**

The front room was originally two rooms, with a lobby approached through a moulded archway. Moulded skirting cap and cornice. Moulded wood fire surround in south wall, without a grate. There are signs of a fireplace having been removed in the north wall. Circular leaded light windows with metal casements in mullioned wood frames.

The back rooms appear originally to have been configured as two rooms with a lobby approached through a moulded archway, the smaller room having been later subdivided into a bathroom and kitchen. The main room has a moulded skirting and cornice. The fireplace has been removed. The kitchen has a moulded skirting and cornice except on the partition with the bathroom. The bathroom has skirtings but no cornice. The bathroom doorway appears to be an insertion. The main room and the kitchen are missing their doors. Leaded light windows with metal casements in wood mullion and transom frames on the back elevation. Leaded light wood casement window in the kitchen.

The central passage has skirtings but no cornice and leaded light wood casement windows to the light well. The original door leads to the service stairs, which are separated off from below by a bulkhead, the door of which is missing.

3.3.6 **Fifth Floor**

The front room was originally two rooms with a lobby approached through a moulded archway. Minimal skirtings and cornice. Moulded wood fire surrounds with iron grates, the south one with Delft tiling, the northern with floral tiles. Leaded light casemented dormers in the roof slope.

The back rooms could perpetuate an original configuration of three rooms off a lobby. Minimal skirtings and cornices. Moulded wood fire surround in the main room, with a tiled surround to the iron grate. Four-panel doors with moulded surrounds to all rooms. Leaded light casemented dormers in the roof slope and to the light well.

The central passage has a simple skirting but no cornice. Leaded light wood casements to the light well. The door to the back stairs is a modern replacement and has replaced architraves. The central well of the service stairs is cased in. The stairs contain an original cupboard and water tank casing and are lit by a wood lined

skylight.

3.3.7 Basement

The basement has been so thoroughly worked over that it is difficult to determine its original configuration by inspection alone. The only original features evident are the plain fireplace flanked by cupboards in the smaller front room and the elegant cast iron grate in a plain surround in the octagonal back room. The area under the front steps appears to be an infill. The rear room under the terrace is devoid of all character. The windows at the front are unsympathetic modern replacements, but the original multi-pane double hung wood sashes survive at the back.

3.4 Assessment

No 64 Sloane Street is possibly the most substantial survival after 54 Mount Street of the work of its architect, Fairfax Wade, and is complemented by his adjoining 1 Hans Street, also listed. It has arguably the most interesting elevation on the west side of Sloane Street, taking the standard London town house façade into uncharted territory with panache and wit. The rear elevation is equally exceptional in its bold simplicity. Both elevations are virtually intact in their 1890s form, except for the appalling replacement windows in the front of the basement. Its deceptively simple tight internal organisation provides the maximum space and formality within a restricted footprint. The hierarchy of the original functions of the spaces is well handled within the multiplicity of storeys and cleverly expressed externally.

The interior detail is delightfully original, but applied with a light touch. The detailing is consistent without being monotonous and always appropriate to the function of the spaces. The handling of the ceiling and lay light over the main staircase at second floor level is particularly inventive. The back stairs are interesting for their inconvenience and disregard for the safety of their users.

The Ground, First and Second Floors, comprising the reception rooms and principal bedrooms, are virtually intact in plan and detail. The ground floor rear room has apparently lost panelled walling. The alteration to the second floor front room is reversible. The other piecemeal insertions such as radiators, secondary glazing and ad hoc fire precautions have done no fundamental damage and are readily reversible.

The Third Floor largely to retain its layout and character as apparently the nursery floor – within the servants' realm but not of it.

The Fourth and Fifth Floors have their character and layouts obscured but not obliterated by later alterations.

The Basement is the one floor where the original character and layout are effectively beyond retrieval.

4.0 THE PROPOSALS

4.1 Description of the Proposals

4.1.1 Exterior

Front and Rear Elevations

Unaffected by the proposals, except for the conversion of a window in the basement area into a doorway, replacing a modern window.

Roof

The mansard pitches would be unaffected. At the level of the lead top flat roof, it is proposed to form a new lead flat roof over the main light well, incorporating a new roof light over the main staircase lay light which would be relocated from the second floor. At the same level, a new lead flat roof would be formed over the in-filled air shaft. A lead-clad over-run would be formed over the lift shaft to be inserted within the service stairs. A lead-clad bulkhead is required for the new escape stairs to the roof, serving a replacement metal gangway with metal handrails.

4.1.2 Interior

Main Staircase

Proposed to be extended upwards within the main light well from second to fifth floor level, with the ceiling and lay light relocated from the second to the fifth floor. A glazed fire separation screen and door are required between the third and fourth floors of the staircase. The walls at third, fourth and fifth floor level between the passages and the light well would be removed, and a wall formed inside the party wall to maintain a constant size of stairwell. It is also proposed to extend the main stairs from the ground floor down into the basement, in reduced form.

Service Stairs and Air Shaft

Running from top to bottom of the building, are proposed to be removed, with the walls between them and the main staircase or the passageways on all floors. A shaft with an 8-person lift would be inserted. The doorways and windows on the west side of the service staircase are proposed to be blocked, the adjacent air shaft in-filled to provide a disabled WC on each floor, with new doorways from the main staircase. A service riser would be formed in the angle left by the northeast wall of the octagonal rear rooms, with the windows into it being blocked.

Ground Floor

The outside wall of the existing WC within the air shaft would also be demolished.

First Floor

No further alteration is proposed.

Second Floor

It is proposed to remove the modern partitioning and kitchen and washroom fittings from the front room and block the inserted doorway from the main staircase, eliminating the added steps on the staircase. The doorway would be widened and left open to form a shared lobby and the room repartitioned into two rooms. The doorway

to the back room would be widened to form double doors.

Third Floor

It is proposed to partition the front room into two rooms with the doorway widened and left open to form a shared lobby. Most of the partitioning in the rear compartment would be removed, and it would be reconfigured as two rooms approached through the existing lobby, with its archway removed.

Fourth Floor

It is proposed to re-partition the front room into two rooms, with the archway to the shared lobby widened. Most of the partitioning in the rear compartment would be removed and the space reconfigured as two rooms approached through the existing shared lobby.

Fifth Floor

The front compartment, once sub-divided, would remain open, with the archway widened to form double doors. It is proposed to remove most of the partitioning from the back compartment and insert an escape staircase to the roof. The entrance to the lobby would be widened. The window into the air shaft would be blocked and a service riser formed on the inside of it.

Basement Level

The front and middle compartments of the basement would be considerably altered to provide a series of service spaces either side of a central corridor. The back compartment is proposed to be retained undivided, with a new cupboard to complete the octagonal shape.

The top-lit office room at the rear would be reduced in size to produce a rear basement area and used as a plant room, with a paved terrace over. The front basement area coal vaults would be retained as plant rooms.

4.2 Implications of the Proposals

The proposals have no adverse impact on the front and back elevations.

On the roof, the lift over-run and walkway handrails are no higher than the existing handrails and the chimney stacks on the party walls, and would not be visible from ground level in Sloane Street. The handrails and the escape staircase bulkhead would be visible from ground level in Cadogan Place and Hans Street, but not from within the area between the buildings fronting onto Pavilion Road. The bulkhead is of minimal size and simple form which does not call attention to itself.

The most significant implication of the proposals is the extension of the main staircase above the second floor, which obscures the original hierarchy of descending social status as the storeys ascend. Re-positioning the ceiling and lay light over the staircase from second to fifth floor level is greatly preferable to completely losing this feature altogether. The continuation of the main staircase down to the basement is visible within the entrance hall, but helps to resolve a particularly awkward part of the original design.

The features of interest in the service stairs, its narrowness, steepness and inadequate balustrade, are just those which make it unusable and its replacement inevitable. The new lift doorways can be detailed to fit.

The special interest of the principal rooms on the ground and first floors is not adversely affected. The front compartment on the second floor is already partitioned up, and the doorway to the rear bedroom on the second floor will be widened with appropriate detailing.

The changes to partitioning and widening of archways on the third, fourth and fifth floors are of relatively minor consequence and their impact can be mitigated by sympathetic detailing.

The proposed alterations within the basement make sense of a much altered area which has little of value in it. The replacement of the back extension is wholly beneficial, allowing the creation of an attractive landscaped court at ground floor level.

4.3 Justification

The proposals are justifiable in terms of PPS 5, EH guidance, the London Plan and the LDF in their effect on the listed building.

The current permitted use of the ground, first and second floors as offices is not especially damaging or inappropriate. However, the third, fourth and fifth floors, which were last used as flats, are effectively untenable because of the difficulty of access and inadequacy of the means of escape. The front part of the basement forms an unattractive flat and the back compartment and rear extension form poor quality offices.

The proposals would “secure the optimum viable use of the heritage asset in the interests of its long-term conservation” (PPS5).

The proposed refurbishment provides the opportunity to provide step-free access throughout the building. It provides the opportunity to enhance the energy efficiency of the building. The use proposed, as consulting rooms, is more appropriate to the building and its location than office use.

The major interventions of extending the main staircase throughout the building, the replacement of the service stairs by a lift and the creation of an alternative means of escape over the roof to adjoining properties would be required whatever the use. There is reversal of the limited degree of modern interventions.

Reversion to the building’s original use as a single family residence could allow less alteration to the partitioning of the upper storeys, but would also entail more substantial provision of modern sanitary and cooking facilities. The innumerable storeys on a restricted footprint and its location on a major traffic artery limit its attraction as a single family house.

Even if the upward extension of the main staircase and insertion of a lift necessary to

make the whole building useable made it suitable for use as flats or maisonettes, such use would be at least as intensive as consulting rooms and more interventive than single family occupation.

The essential alterations at roof top level have no material impact on the special interest of the building. They are of some adverse impact on the character of the Conservation Area and the gardens of Cadogan Place, but not on the setting of the adjoining listed 1 Hans Crescent. They have been carefully designed to minimise their impact and, taking a holistic view of the historic environment, the adverse impact is small in relation to the great benefit of securing a sustainable use for the building.

5.0 CONCLUSION

The proposals would see the listed building returned to full beneficial use, with step-free internal access and enhanced energy efficiency.

The loss of special interest is wholly internal and the major interventions are inescapable if the building is to be fully used.

The proposed use is appropriate and not overly intensive.

The proposals would have no adverse impact on the setting of the adjoining listed building.

The adverse impact of the essential roof-top alterations on the character of the Conservation Area and the gardens of Cadogan Place has been mitigated as far as possible, and is small relative to the benefit of returning the building to its optimum use.

Appendix I

Bibliography

Sources of Reference

Primary Sources

English Heritage

- Listing description

Cadogan Estate Archives

- Minute Books 17 1895;19 1896
- Archive Files 64 Sloane Street CE213; CE652; CE210; CE609; CE971: CE58: CE2142: CE1469

London Metropolitan Archives

- SC/PHL/01/072
- GLC/AR/Br/22/006338

RIBA

Royal Borough of Kensington and Chelsea Local Studies Library

- Rate Books

Guildhall Library Prints and Maps Room

Website of RBKC Planning Department

Secondary Sources

Books

E Beresford Chancellor, Knightsbridge and Belgravia, (1909) London
Pevsner, N and S. Bradley London 6: Buildings of England Series (2003) YUP
Weinreb and Hibbert, The London Encyclopaedia (1983) London

Journals

London 1900 by Gavin Stamp in Architectural Designs 1978/5-6 p356
The Builder 1898 (29 January) 1901 (2 November)

Reference Books

The History of the County of Middlesex Vol X11 Chelsea (2004)
Directory of British Architects 1834-1914

Appendix II

Occupants of 64 Sloane Street

Occupants of 64 Sloane Street

Taken from Rate Books and Minute Books at the Cadogan Estate Office

1891-2	Robert Henry Sharp Wyndham	House and Stable – Rateable value £250
1896	Empty	
1900	Walker Munro	
1901	Captain Clarence Osborne (stockbroker) and family	House and stable – rateable value £417
1945	Mrs Pyke	
1960	Family Planning Association Holdings	
1963	Ditto	
1962-86	International Planned Parenthood Association	
1980	International Planned Parenthood Federation owned the Head Lease and assigned it to Thornfield Securities Ltd	
1982	Thornfield Properties assigned their Lease to Multi Proptim Ltd (owner Mr J Aspinall)	

Appendix III

Drawing Register

DWG No	DRAWING TITLE	SCALE	SIZE	REVISION	CADFILE										
1424(PL)001	Existing Basement and Ground Floor Plans	1:100	A3	P1											
1424(PL)002	Existing First and second Floor Plans	1:100	A3	P1											
1424(PL)003	Existing Third and Fourth Floor Plans	1:100	A3	P1											
1424(PL)004	Existing Fifth Floor and Roof Plans	1:100	A3	P1											
1424(PL)100	OS Site/Location Plan/Context Photos	1:1000	A3	P1											
1424(PL)101	Proposed Basement Floor Plan	1:100	A3	P1											
1424(PL)102	Proposed Ground Floor Plan	1:100	A3	P1											
1424(PL)103	Proposed First Floor Plan	1:100	A3	P1											
1424(PL)104	Proposed Second Floor Plan	1:100	A3	P1											
1424(PL)105	Proposed Third Floor Plan	1:100	A3	P1											
1424(PL)106	Proposed Fourth Floor Plan	1:100	A3	P1											
1424(PL)107	Proposed Fifth Floor Plan	1:100	A3	P1											
1424(PL)108	Proposed Roof Plan	1:100	A3	P1											
1424(PL)109	Section A-A	1:100	A3	P1											
1424(PL)110	Proposed B-B	1:100	A3	P1											
1424(PL)111	Section C-C	1:100	A3	P1											
1424(PL)112	Proposed Elevations 1 & 2	1:100	A3	P1											
1424(PL)120	Photomontage	n/a	A3	P1											
DATE OF THIS ISSUE (last column)				Day	24	09	17	16	12	26	15	25	22	06	10
				Month	08	10	07	10	11	02	11	11	12	01	01
				Year	07	07	08	08	08	09	10	10	10	11	11
Client	A.02: Cadogan Estates (Stuart Corbyn)														
Quantity Surveyor	C.01						1	1							
Structural Engineer	C.02: TBC (Ramboll/Conisbee/MBP)												1	1	
M&E Engineer	C.03: TBC (EEP/ Kehr & Tucker)													1	
Planning Cons	D.03: Gerald Eve (Neil Henderson/ Hannah Pennington)							1	1	1					1
Hist Build Cons	D.08: Donald Insall (Peter Riddington/ Alasdair Glass)				1									1	1
Sub Contractor	H.01: Gratte Brothers (Paul Bowcock)					1									
FILE					1	1				1	1	1	1	1	1
Purpose of Issue	(See below for legend)				1	1								1	1
Method of Issue	(See below for legend)				P	E	W	C	P	E	E	E	E	E	P
Issued by					AH	AH	AH	ah	ah	CC	AH	AH	AH	JK	JK
Paper: P Email: E Compact Disk: CD Negative: N DWG format: dwg															
Information: I Comment: M Approval: A Bills of Quantity: B Tender: T Construction: C															

DWG No	DRAWING TITLE	SCALE	SIZE	REVISION	CADFILE
1424(PL)200					
1424(PL)201	Proposed strip out works - Basement	1:50	A1	P1 P1	
1424(PL)202	Proposed strip out works - Ground Floor	1:50	A1	P1 P1	
1424(PL)203	Proposed strip out works - First Floor	1:50	A1	P1 P1	
1424(PL)204	Proposed strip out works - Second Floor	1:50	A1	P1 P1	
1424(PL)205	Proposed strip out works - Third Floor	1:50	A1	P1 P1	
1424(PL)206	Proposed strip out works - Fourth Floor	1:50	A1	P1 P1	
1424(PL)207	Proposed strip out works - Fifth Floor	1:50	A1	P1 P1	
DATE OF THIS ISSUE (last column)		Day	06	10	
		Month	01	01	
		Year	11	11	
Client	A.02 : Cadogan Estates (Stuart Corbyn)				
Quantity Surveyor	C.01 :				
Structural Engineer	C.02 : TBC (Ramboll/Conisbee/MBP)				
M&E Engineer	C.03 : TBC (EEP/ Kehr & Tucker)				
Planning Cons	D.03 : Gerald Eve (Neil Henderson/ Hannah Pennington)				
Hist Build Cons	D.08 : Donald Insall (Peter Riddington/Alasdair Glass)		1	1	
	E.01 :				
Sub Contractor	H.01 : Gratte Brothers (Paul Bowcock)				
	FILE		1	1	
Purpose of Issue	(See below for legend)		I	I	
Method of Issue	(See below for legend)		E	P	
Issued by			JK	JK	
Paper: P Email: E Compact Disk: CD Negative: N DWG format: dwg					
Information: I Comment: M Approval: A Bills of Quantity: B Tender: T Construction: C					
Job No-IS(PL) 200-					